



Newton Abbot

- Video Walk-through Available
- Smart Semi-Detached House
- 4 Bedrooms & 2 Reception Rooms
- Modern Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Pleasant Outlook to the Rear
- Conservatory
- Enclosed Rear Garden

Guide Price:

£310,000

Freehold

EPC: C70

59 Oakland Road, Newton Abbot, TQ12 4EE

A mature four double bedroom semi-detached house situated in a popular residential location. This family home offers spacious and well-presented accommodation. The property enjoys views over Newton Abbot towards The Moor in the distance. Appealing to a wide range of buyers, early viewings are highly recommended to appreciate the location and spacious accommodation on offer.

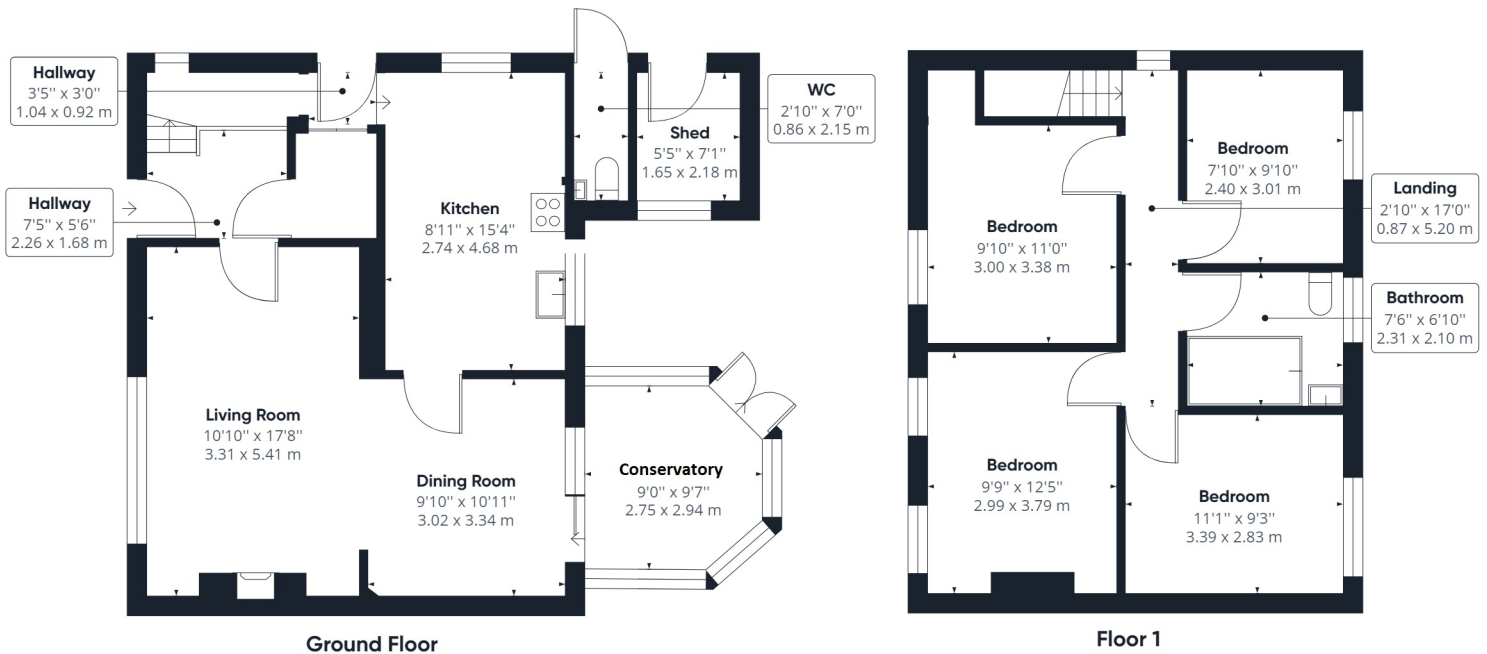
Oakland Road is situated within Buckland which is convenient for a range of local amenities including a primary school, various shops and a bus service to Newton Abbot town centre approximately one mile away. For the commuter the A380 linking Torbay and Exeter is approximately 1/2 mile away and the mainline railway station within walking distance.

The Accommodation

An open canopy porch with part-obscure double-glazed entrance door leads to a hallway with stone tiled flooring, storage cupboard, stairs to first floor and door to the lounge with an outlook to front, feature brick fireplace with polished wood mantle, stone tiled flooring and archway to dining room again with stone tiled flooring, and double-glazed sliding patio doors to a uPVC double glazed conservatory with stone tiled flooring and door to garden. The kitchen is dual aspect with double glazed windows to side and rear overlooking the garden. There is an extensive modern range of wall and base units with rolled edge work surfaces, tiled splashbacks, inset 1.5 drainer sink unit, plumbing for a dishwasher, breakfast bar, integrated oven, hob and microwave with spaces for fridge/freezer and washing machine, radiator, wall mounted gas boiler and opening to rear porch with storage cupboard and part obscure double-glazed door to outside. Upstairs on the landing there is a double-glazed window to side and access to loft. There are four double bedrooms, master with wooden flooring and bedrooms three and four enjoying distant views towards the racecourse and moor beyond. The bathroom comprises a corner panelled bath with shower over, tiling to surround, rail and curtain, low level WC, pedestal wash basin and heated towel rail. Gas central heating & double-glazing are installed.

Outside

Outside to the front there is a path to front door, paved area with shrub border, gate and path at side lead to the rear garden which has a large paved patio, steps to lawned area with selection of fruit trees, timber shed, fencing to boundaries, outside WC and store.



Approximate total area

1205.71 ft²
112.01 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

FLOOR PLANS

For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m





Agents Notes

Tenure

Freehold

Services

Mains water. Mains drainage. Mains gas. Mains electricity.

Local Authority

Teignbridge District Council

Council Tax

Currently Band B

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From the Penn Inn roundabout take the Combeinteignhead exit. Turn left at the traffic lights into Queensway. Take the first right into Buckland Brake. Take the first right into Oakland Road.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		